



Whiting Way, Surrey Quays, SE16

Asking Price: £575,000

 Benham
& Reeves

Whiting Way, Surrey Quays, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment situated within the esteemed Marine Wharf development at Royal Victoria Gardens.

Offering approximately 761 square feet of living space, this contemporary gem seamlessly combines comfort and elegance. The residence features an exquisitely designed open-plan kitchen and living area, with access to a private balcony with picturesque views of the water gardens. The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation. Abundant hallway storage enhances the practicality of this sophisticated space.

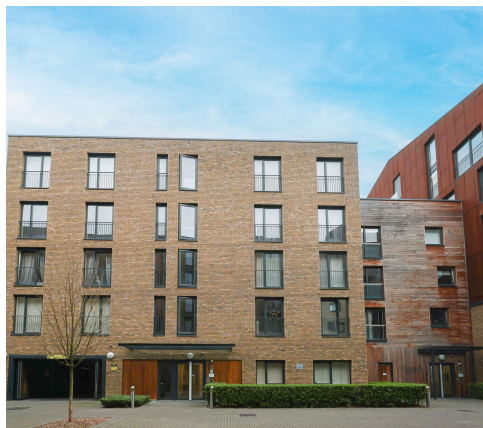
Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service. Furthermore, the prime location ensures excellent transportation links to Canary Wharf, the City, and Central London via nearby Surrey Quays & Canada Water stations. Experience modern living at its finest in this exquisite apartment.



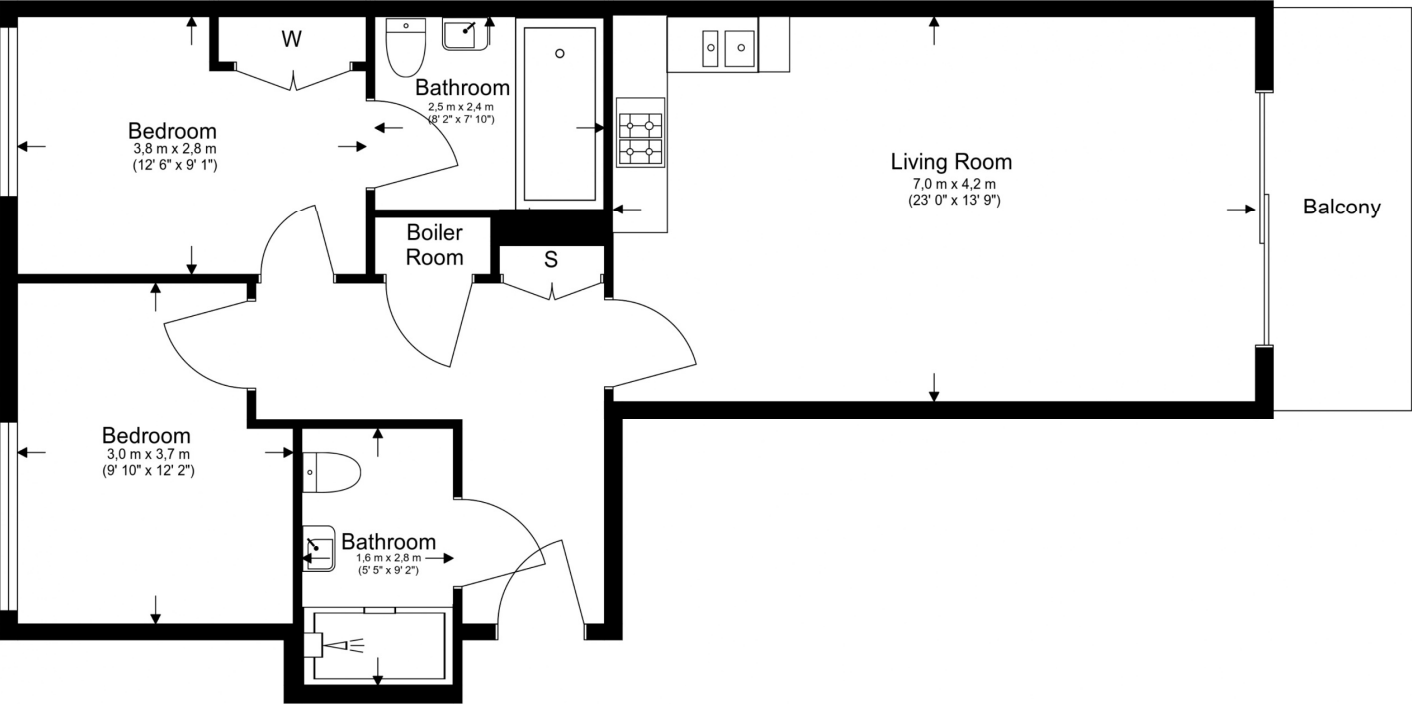


Property Features:

- Two Bedrooms
- Two Bathrooms
- 761 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



Total Gross Internal Area
 70.7 Sq/m - 761 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£575,000
Tenure:	Leasehold Expires 01/01/3010 Approximately 985 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2024
Service Charge:	£2,400.00 (per annum) for the year 2024
Anticipated Rent:	£2,400.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN240035

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